



# County of San Diego

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**PLANNING & DEVELOPMENT SERVICES**  
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**DARREN GRETTLER**  
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October 8, 2014

Jacumba Solar LLC  
Jesse Marshall  
700 Universe Boulevard  
Juno Beach, FL 33408

**PROJECT NAME:** Jacumba Solar Major Use Permit

**RECORD ID:** PDS2014-MUP-14-041; **ENVIRONMENTAL LOG NO.:** PDS2014-ER-14-22-001

**PROJECT ADDRESS:** Old Highway 80, East of Carrizo Gorge Road

**APN:** 661-041-02, 03, 661-080-01, 04, 05, 08

**TRUST ACCOUNT NO.:** 2030701-D-02760

## RE: SCOPING LETTER

Dear Mr. Marshall:

Planning & Development Services (PDS) has reviewed your application for a Major Use Permit and is providing you with the attached package of information as a guide for further processing your application.

## PROJECT DESCRIPTION

Below is the project description that staff has generated from the information provided in the application package and the Application for Environmental Initial Study (AEIS). Please review this project description and verify with staff that the project description is correct:

The proposed project is a 20 MW photovoltaic solar facility which would require a Major Use Permit. The project would consist of solar panels mounted on solar racks, and onsite substation, energy storage facilities and a 138 kV gen-tie that would deliver power to the nearby East County (ECO) Substation. The project site is located south of Old Highway 80 in the Jacumba Subregional Plan area, within unincorporated San Diego County. The site is subject to the Rural General Plan Regional Category and Rural Lands (RL-80) Land Use Designation. Zoning for the site is S92 (General Rural). Access would be provided by a private road connecting to Old Highway 80 and also serving the ECO Substation.

## PROJECT ISSUES

An update to the Project Issue Checklist provided to you at the Pre-application meeting is included as an Attachment A. **This checklist shall be used by the County and the applicant as a comprehensive list of project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA), or decision if no circulation of environmental documentation is required pursuant to CEQA.** In response to the Project Issues Checklist, the applicant is expected to include a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

## MAJOR PROJECT ISSUES

The following project issue(s) were identified during the project scoping and are further discussed in the attachments to this letter. These issue(s) may require substantial redesign of the proposed project or, if not resolved, would result in a recommendation for project denial by PDS. These issue(s) discussed below, were identified based upon information presently available to the County and are subject to change upon submittal of further information and studies:

- **Major Use Permit Findings:**

In accordance with Section 7358 of the Zoning Ordinance, the following findings must be made before a use permit may be granted:

### 7358 FINDINGS REQUIRED.

Before any use permit may be granted or modified, it shall be found:

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
  - Harmony in scale, bulk, coverage and density;
  - The availability of public facilities, services and utilities;
  - The harmful effect, if any, upon desirable neighborhood character;
  - The generation of traffic and the capacity and physical character of surrounding streets;
  - The suitability of the site for the type and intensity of use or development which is proposed; and to
  - Any other relevant impact of the proposed use; and
- b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
- c. That the requirements of the California Environmental Quality Act have been complied with.

Based on staff's initial review of the proposed project, Major Use Permit findings, particularly in regards to bulk, scale, and coverage as well as community character, appear difficult to make. Ongoing coordination between County staff and the applicant will be required to adequately address the Major Use Permit findings. Staff cannot move forward with a recommendation until all findings are made. In addition, staff has identified several General Plan and community plan policies for which additional information will be needed to determine the project's compliance. Staff cannot move forward with a recommendation

of approval until the project is found consistent with all applicable General Plan and community plan policies (or a General Plan Amendment is processed).

- **Visual Resources:**

Based on an initial review, it appears that the proposed project may adversely affect visual resources. There may be potentially adverse impacts to visual resources from introduction of the project to the viewshed. Views from scenic vistas, scenic highways and County Scenic Routes will need to be analyzed further to determine the extent of any adverse impacts. Visual resources can include narrow or expansive views, views from one site or from a series of sites as along a scenic highway and views from above, at eye level, or from below. A full Visual Analysis will be required to evaluate the significance of the visual impacts of the proposed project and to identify potential mitigation measures to mitigate significant visual impacts (ie: landscaping, increased setbacks).

- **Groundwater Resources:**

The project is relying upon imported groundwater resources to meet its water demand. Pursuant to CEQA, impacts to groundwater resources from using these offsite sources must be evaluated now as part of this project. The maximum amount of offsite imported groundwater must be quantified and impacts from imported groundwater sources must be evaluated as part of this project. It is recommended that the project include a backup source of imported water should local imported groundwater supplies not be available for use for this project.

### **PROJECT ISSUE RESOLUTION PROCESS**

If you have disagreements with the requirements within this letter you should contact the project staff to resolve those issues. Upon discussion with project staff, you may have these issues referred to the Project Issue Resolution process to provide you with an opportunity to quickly and inexpensively have issues considered by senior County management. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project related processing requirements. Please contact me to learn more about this process, the limitations, or to request an application form.

Also, please be aware that a staff initiated Project Issue Resolution (PIR) meeting will be scheduled if one or more of the following criteria is met:

1. Submittal is inadequate or does not sufficiently address staff's comments; or
2. Identified major project issues remain unresolved; or
3. A review of four or more iterations is necessary.

Note that the Department may make a recommendation for denial of your project to the appropriate decision-making authority based on inadequate progress pursuant to Section 15109 of the CEQA Guidelines if issues remain unresolved after the PIR meeting or the next iteration of submitted documentation is determined to remain inadequate.

### **ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE**

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in Attachment B. It is estimated that \$168,590

of County fees and deposits will be required to get the project through to a hearing and/or decision. The estimated hearing/decision date for this project is Spring 2016. Please note that the estimated cost and hearing/decision date is based on certain assumptions detailed in the Attachment and could be more or less than the estimate provided. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the costs to get your present application(s) to hearing/decision.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see <http://www.sdcounty.ca.gov/PDS/bldgforms/index.html#fees>.

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances.

#### **DEFENSE AND INDEMNIFICATION**

The Board of Supervisors may require a defense and indemnification agreement from the project owner and/or applicant on a case-by-case basis where significant risk to the County is identified in connection with the processing of a discretionary land use development project. The County will notify applicants of the requirement for a defense and indemnification agreement as early in the project processing as possible. Please see the Defense and Indemnification FAQ sheet (<http://www.sdcounty.ca.gov/PDS/docs/ZC001.pdf>) for more information.

#### **DEPARTMENT RECOMMENDATION**

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. Planning & Development Services generally makes a final recommendation or decision to approve or deny a project when all planning analysis and environmental documentation is complete and, if applicable, Planning/Sponsor Group input is received.

#### **DETERMINATION OF COMPLETENESS**

##### **Completeness Determination – Section 65943 of the Government Code**

PDS has reviewed your application and has determined that it is complete pursuant to Section 65943 of the Government Code.

##### **Completeness Determination – California Environmental Quality Act (CEQA)**

Planning & Development Services has completed its review of your AEIS and determined it not to be "complete" as defined by the CEQA. Additionally, it has been determined that there is substantial evidence that your project may have a significant adverse effect on the environment. It will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA.

The County of San Diego's environmental review guidelines require that EIRs be prepared by a consultant from the County's List of Environmental Consultants (available at Planning & Development Services – Zoning Counter). Furthermore, the guidelines require that

environmental technical studies be prepared by a California Licensed professional (i.e., engineer, geologist) qualified to complete the study or a consultant from the County's List of Environmental Consultants (available at Planning & Development Services – Zoning Counter).

### **RECORDATION OF PERMIT**

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to these permits shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. The Recordation form, with Decision attached, will be provided immediately after the Decision determination for this project and must be signed, notarized and returned to PDS at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, PDS staff shall have the document recorded at the County Recorder's Office.

### **SUBMITTAL REQUIREMENTS**

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the PDS Zoning Counter at 5510 Overland Avenue, Suite 110, San Diego, CA 92123 and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A LETTER ADDRESSING EACH ITEM IN THE PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how every unresolved item has been addressed in the resubmittal package.
- c. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in strikeout/underline format.**

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
<b><i>Note: All PDF files have to be unlocked.</i></b>			
<b>Project Issue Checklist Response Letter</b>	5		Ashley Gungle (4), Land Development (1) Business Rule: Project Issue Checklist Response Letter
<b>Revised Plot Plan</b>	5	1 PDF	Ashley Gungle (3), Land Development (1), Jacumba CSG (1) Business Rule: Plot Plan
<b>Preliminary Grading Plan</b>	5	1 PDF	Ashley Gungle (3), Land Development (1), Jacumba CSG (1) Business Rule: Grading Plan
<b>Environmental Impact Report (EIR)</b>	3	1 PDF/ 1 WORD	Ashley Gungle (1), Environmental Coordinator (1) Business Rule: EIR
<b>Air Quality Study</b>	2	1 PDF	Ashley Gungle (1), Air Quality Specialist (1) Business Rule: Air Quality Report
<b>Archaeological Report</b>	2	1 PDF/ 1 WORD	Ashley Gungle (1), Donna Beddow (1) Business Rule: Archaeological Study
<b>Archaeological Report Confidential Appendix</b>	2	1 PDF/ 1 WORD	Ashley Gungle (1), Donna Beddow (1) Business Rule: Archaeological Study
<b>Biological Resources Report</b>	2	1 PDF	Ashley Gungle (1) Business Rule: Biological-Resource-Report
<b>Drainage Study</b>	3	1 PDF	Ashley Gungle (1), Land Development (1) Business Rule: Hydrology
<b>Fire Protection Plan</b>	3	1 PDF	Ashley Gungle (1), Land Development (1), PDS Fire Marshal (1) Business Rule: Fire Protection Plan
<b>Groundwater Investigation</b>	2	1 PDF	Ashley Gungle (1), Jim Bennett (1) Business Rule: Groundwater Report

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution (For Admin Purposes Only)
Noise Study	2	1 PDF	Ashley Gungle (1), Emmet Aquino (1) Business Rule: Acoustical/Noise Report
Phase I Environmental Site Assessment	2	1 PDF	Ashley Gungle (1), Don Kraft (1) Business Rule: Hazardous Materials Environmental Site Assessment
Stormwater Management Plan	2	1 PDF	Ashley Gungle (1), Land Development (1) Business Rule: Minor SWMP
Visual Impact Analysis	2	1 PDF	Ashley Gungle (2), Business Rule: Visual-Impact-Report
Completed FAA Form 7460-1 (copy of form and FAA Determination)	1		Ashley Gungle (1) Business Rule: FAA FORM 7460-1
Memorandums of Understanding according to Attachment C	8 Subject Areas		Ashley Gungle Business Rule: MOU

The staff turnaround goal for review of the requested information/document is 45 days.

\*Please contact me in advance for a Special Handling Form if you wish to submit other documents not specifically listed above.

d. Deposits:

TRUST ACCOUNT ID#: 2030701-D-02760	
DEPARTMENT	DEPOSIT AMOUNT
PDS	\$ 25,000.00
<b>TOTAL:</b>	<b>\$25,000.00</b>

\* Refer to the attached "Estimate of Discretionary Processing Time and Cost" for a complete estimate of project costs through hearing /decision.

**SUBMITTAL DUE DATE:** In order to maintain adequate progress and be consistent with the Estimate of Discretionary Processing Time and Cost (attached), PDS recommends that all of the information requested in this letter be submitted by **October 30, 2014**. If you are unable to submit the requested information by the above date, please contact your PDS Project Manager to submit a due date extension notification. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

The Department's goal is to help facilitate the efficient and timely processing of each application. If, however, a project becomes delayed due to excessive project inactivity or account deficit, Board Policy I-137 will apply; please refer to the Board Policy I-137 at <http://www.co.san-diego.ca.us/cob/docs/policy/I-137.pdf> and the FAQ sheet at <http://www.sdcounty.ca.gov/PDS/docs/907.pdf> for the Processing of Inactive and Deficit Projects.

If you have any questions regarding this letter or other aspects of your project, please contact me at (858) 495-5375.

Sincerely,



Ashley Gungle, Project Manager  
Project Planning Division

email cc:

Ken Brazell, Land Development, Team Leader, Planning & Development Services  
Mindy Fogg, Planning Manager, Planning & Development Services  
Matt Valerio, [mvalerio@dudek.com](mailto:mvalerio@dudek.com)  
David Hochart, [dhochart@dudek.com](mailto:dhochart@dudek.com)  
Jacumba Community Sponsor Group

## **SCOPING LETTER MATRIX**

<b>Attachment</b>	<b>Item</b>
A	<b>Project Issue Checklist</b>
B	<b>Estimate of Discretionary Processing Time and Cost</b>
C	<b>Memorandums of Understanding</b>
D	<b>Draft Project Conditions – Land Development</b>

**ATTACHMENT A**  
***PROJECT ISSUE CHECKLIST***

The Project Issue Checklist that follows details the specific changes and comments that are required to proceed with your project application. This checklist will be used throughout the process to track requests for information and satisfaction of project requirements.

Please note that the resubmittal of requested information must be accompanied by a separate letter addressing each item in the Project Issue Checklist. The letter must explain in detail how the comment was addressed and where (e.g. in what documents, where on the map/plot plan, etc.). County staff will use this letter to verify whether each comment in the checklist has been adequately addressed. If you have any questions about any of the comments in the checklist, please contact your project manager.

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
<b>Planning &amp; Development Services (PDS) Project Planning Comments</b>					
1 - 1	Major Project Issue	<p>California Environmental Quality Act:</p> <p>The proposed project appears to have the potential to result in significant direct and cumulative impacts under the California Environmental Quality Act (CEQA) and an EIR will be required.</p>	An NOP was advertised for public review from September 11, 2014 through October 13, 2014. The applicant is currently in the process of preparing an EIR.	8/7/2014	10/8/14
	Major Project Issue	<p>Major Use Permit Findings:</p> <p>In accordance with Section 7358 of the Zoning Ordinance, the following findings must be made before a use permit may be granted:</p> <p>7358 FINDINGS REQUIRED.</p> <p>Before any use permit may be granted or modified, it shall be found:</p> <ul style="list-style-type: none"> <li>a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to: <ul style="list-style-type: none"> <li><input type="checkbox"/> Harmony in scale, bulk, coverage and density;</li> <li><input type="checkbox"/> The availability of public facilities, services and utilities;</li> <li><input type="checkbox"/> The harmful effect, if any, upon desirable neighborhood character;</li> <li><input type="checkbox"/> The generation of traffic and the capacity and physical character of surrounding streets;</li> <li><input type="checkbox"/> The suitability of the site for the type and intensity of use or development which is proposed, and to</li> <li><input type="checkbox"/> Any other relevant impact of the proposed use; and</li> </ul> </li> <li>b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.</li> <li>c. That the requirements of the California Environmental Quality Act have been complied with.</li> </ul> <p>Based on staff's initial review of the proposed project, Major Use Permit findings, particularly in regards to bulk, scale, and coverage as well as community character, appear difficult to make. Ongoing coordination between County staff and the applicant will be required to adequately address the Major Use Permit findings. Staff cannot move forward with a recommendation until all findings are made. In addition, staff has identified several General Plan and community plan policies for which additional information will be needed to determine the project's compliance. Staff cannot move forward with a recommendation of approval until the project is found to be consistent with all applicable General Plan and community plan policies (or a General Plan Amendment is processed).</p>	8/7/2014, 10/8/2014		

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 3	Major Project Issue	Visual Resources: Based on an initial review, it appears that the proposed project may adversely affect visual resources. There may be potentially adverse impacts to visual resources from introduction of the project to the viewshed. Views from scenic vistas, scenic highways and County Scenic Routes will need to be analyzed further to determine the extent of any adverse impacts. Visual resources can include narrow or expansive views, views from one site or from a series of sites as along a scenic highway and views from above, at eye level, or from below. A full Visual Analysis will be required to evaluate the significance of the visual impacts of the proposed project and to identify potential mitigation measures to mitigate significant visual impacts (ie: landscaping, increased setbacks).		8/7/2014, 10/8/2014	
1 - 4	Major Project Issue	Groundwater Resources: The project is relying upon imported groundwater resources to meet its water demand. Pursuant to CEQA, impacts to groundwater resources from using these offsite sources must be evaluated now as part of this project. The maximum amount of offsite imported groundwater must be quantified and impacts from imported groundwater sources must be evaluated as part of this project. It is recommended that the project include a backup source of imported water should local imported groundwater supplies not be available for use for this project.		8/7/2014, 10/8/2014	
2 - 1	General Plan and Community Plan	The proposed project must comply with the County of San Diego General Plan, including the Mountain Empire Subregional Plan. Based on a review of the General Plan and Community Plan, additional information is requested discussing how the proposed project complies with the following policies. The proposed project must be found to be consistent with all applicable General Plan and Subregional Plan policies prior to decision.		8/7/2014, 10/8/2014	
2 - 2	General Plan - Land Use Element	LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 3	General Plan - Land Use Element	LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.		8/7/2014, 10/8/2014	
2 - 4	General Plan - Land Use Element	LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.		8/7/2014, 10/8/2014	
2 - 5	General Plan - Land Use Element	LU-8.2 Groundwater Resources. <ul style="list-style-type: none"> <li>■ In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:</li> <li>■ In areas without current overdraft groundwater conditions, evaluate new groundwater dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.</li> </ul>		8/7/2014, 10/8/2014	
2 - 6	General Plan - Land Use Element	LU-10.2 Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.		8/7/2014, 10/8/2014	
2 - 7	General Plan - Land Use Element	LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.		8/7/2014, 10/8/2014	
2 - 8	General Plan - Land Use Element	LU-18.1 Compatibility of Civic Uses with Community Character. Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
2 - 9	General Plan - Conservation and Open Space	COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.		8/7/2014, 10/8/2014	
2 - 10	General Plan - Conservation and Open Space	COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.		8/7/2014, 10/8/2014	
2 - 11	General Plan - Conservation and Open Space	COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.		8/7/2014, 10/8/2014	
2 - 12	General Plan - Conservation and Open Space	COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.		8/7/2014, 10/8/2014	
2 - 13	General Plan - Conservation and Open Space	COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.		8/7/2014, 10/8/2014	
2 - 14	General Plan - Conservation and Open Space	COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.		8/7/2014, 10/8/2014	
2 - 15	General Plan - Conservation and Open Space	Table COS-1 Old Highway 80 is listed as a scenic highway. The proposed project must be consistent with all Goals under COS-11		8/7/2014, 10/8/2014	
2 - 16	General Plan - Conservation and Open Space	COS-11.7 Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.		8/7/2014, 10/8/2014	
2 - 17	General Plan - Conservation and Open Space	COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 18	General Plan - Conservation and Open Space	COS-18.1 Alternate Energy Systems Design. Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.		8/7/2014, 10/8/2014	
2 - 19	General Plan - Conservation and Open Space	COS-18.3 Alternate Energy Systems Impacts. Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment.		8/7/2014, 10/8/2014	
2 - 20	General Plan - Conservation and Open Space	COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.		8/7/2014, 10/8/2014	
2 - 21	General Plan - Safety	S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.		8/7/2014, 10/8/2014	
2 - 22	General Plan - Safety	S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.		8/7/2014, 10/8/2014	
2 - 23	General Plan - Safety	S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.		8/7/2014, 10/8/2014	
2 - 24	General Plan - Safety	S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.		8/7/2014, 10/8/2014	
2 - 25	General Plan - Safety	S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.		8/7/2014, 10/8/2014	
2 - 26	General Plan - Safety	S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.		8/7/2014, 10/8/2014	
2 - 27	General Plan - Safety	S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 28	General Plan - Safety	S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.		8/7/2014, 10/8/2014	
2 - 29	General Plan - Safety	S-15.3 Hazardous Obstructions within Airport Approach and Departure. Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.		8/7/2014, 10/8/2014	
2 - 30	General Plan - Noise	N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.		8/7/2014, 10/8/2014	
2 - 29	Mountain Empire Subregional Plan	Page 6: The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours. [PP]		8/7/2014, 10/8/2014	
2 - 30	Mountain Empire Subregional Plan	Page 6: Create a buffer area of one hundred and fifty (150) feet in width along the international boundary line inclusive of the existing sixty-foot (60') Public Reserve owned by the Federal Government. [AP, PP]		8/7/2014, 10/8/2014	
2 - 31	Mountain Empire Subregional Plan	Page 6: Apply a ninety (90') foot setback within which no new permanent building may be built northerly of the existing sixty (60') foot Public Reserve line. Where such ninety (90') foot setback can be shown to adversely impact a property, the owner may apply for a waiver from complying with the setback as provided for in Section 7060 of The Zoning Ordinance. [PP]		8/7/2014, 10/8/2014	
2 - 32	Mountain Empire Subregional Plan	Page 7: All development proposals shall demonstrate a diligent effort to retain significant existing natural features characteristic of the community's landscape. Existing topography and landforms, drainage courses, rock outcroppings, vegetation, and views shall be incorporated, to the maximum extent feasible, into the future development of the land. [PP]		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 33	Mountain Empire Subregional Plan	Page 22: Any proposed grading, improvements, or other encroachments to the substation or transmission right-of-ways must be reviewed by SDG&E.		8/7/2014, 10/8/2014	
2 - 34	Mountain Empire Subregional Plan	Page 22: Any alteration of drainage patterns affecting the substation or transmission line right-of-ways should be reviewed and approved by SDG&E.		8/7/2014, 10/8/2014	
2 - 35	Mountain Empire Subregional Plan	Page 22: Uses proposed for property adjacent to substations or transmission line right-of-ways should be reviewed for possible impacts to the power facilities and vice versa.		8/7/2014, 10/8/2014	
2 - 36	Mountain Empire Subregional Plan	Page 23: The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it. [GEN]		8/7/2014, 10/8/2014	
2 - 37	Mountain Empire Subregional Plan	Page 23: Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value. [PP]		8/7/2014, 10/8/2014	
3 - 1	Zoning Ordinance	The proposed solar facilities are classified as Major Impact Services & Utilities in the County Zoning Ordinance. The project site is zoned (S92) General Rural Use Regulations, both of which allow for Major Impact Services & Utilities upon approval of a Major Use Permit.	N/A	8/7/2014, 10/8/2014	8/7/2014
3 - 2	Zoning Ordinance	The proposed project must comply with Section 6952 (Solar Energy System) of the County Zoning Ordinance.		8/7/2014, 10/8/2014	8/7/2014
3 - 3	Zoning Ordinance	The proposed project must comply with Section 5250-5260 ("C" Airport Land Use Compatibility Plan Area Regulations) of the County Zoning Ordinance. No additional information is necessary at this time for compliance with the Airport Land Use Compatibility Plan Area Regulations. The applicant will be required to file a notice of proposed construction or alteration with the FAA as described in Attachment L of the Major Pre-Application Letter dated August 7, 2014.		8/7/2014, 10/8/2014	
4 - 1	Board Policies	The proposed project is subject to all applicable County Board of Supervisors Land Use Policies including: I-18 (Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits), I-84 (Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services) and I-111 (Land Use Policy for Discretionary Permits Adjacent to the International Border).		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 1	Legal Lot	Evidence of a legal lot established in accordance with Policy G-3 is required. Please provide grant deeds that establish the legality of the lot prior to 1972. [http://www.sdcounty.ca.gov/pds/zoning/formfields/POLICY-G-3.pdf] 10/8/2014: The deeds provided with the MUP application are not deeds prior to 1972. The applicant must submit deeds prior to 1972 for these parcels which established legal lot status for these properties.		8/7/2014, 10/8/2014	
6 - 1	Plot Plan	The plot plan must conform to the minimum plot plan requirements as described in form PDS 090 which can be found at the following link: http://www.sdcounty.ca.gov/pds/docs/pds090.pdf. Please be sure to clearly indicate the entire lot, all easements, dimensions, and property lines.		8/7/2014, 10/8/2014	
6 - 2	Plot Plan	Indicate the required building setbacks on the plot plans. The setback designator for the subject parcel is "C" which requires a 60-foot front yard setback (from Center Line), 15-foot side yard setback, 35-foot exterior side yard setback and 25-foot rear yard setback. Please verify that all proposed structures meet the required setbacks.		8/7/2014, 10/8/2014	
6 - 3	Preliminary Grading Plan	In addition to the plot plan, a preliminary grading plan must be provided.		8/7/2014, 10/8/2014	
7 - 1	Project Description	Please provide a clear and complete project description. The project description should include information on the total area of proposed solar panels and required off-site improvements (power lines located within the ROW, etc.). The project description should include the following information: project location, project components, construction schedule and activities, ongoing operations and maintenance, decommissioning, etc.		8/7/2014, 10/8/2014	
7 - 2	Project Description	The project description must include a full description of the battery storage if proposed (ie: number of storage units, size, components, potential hazardous materials, etc.). In addition, any potential impacts must be addressed in the technical studies prepared for this project.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
8 - 1	Interconnection	Although interconnection was stated to be directly to the ECO substation to the west of the projects site, please provide additional details on the plot plan regarding the project's interconnection (ie: underground vs overhead, number of poles, types of poles). In addition, please provide confirmation from SDG&E that connection of the proposed facility is feasible. The applicant must also have any necessary offsite easements in order to achieve necessary offsite connections. This information can be provided as part of the requested project description.		8/7/2014, 10/8/2014	
8 - 2	SDG&E Verification	Please provide a letter from SDG&E addressing the availability of existing infrastructure to serve the proposed project. This typically comes from SDG&E as a Wholesale Distribution Open Access Tariff (WDAT).		8/7/2014, 10/8/2014	
9 - 1	Trails	The Community Trails Master Plan does not designate any trails or pathways in this area. Therefore, there are no trail or pathway requirements for this project.	N/A	8/7/2014	8/7/2014
10 - 1	Landscape	Although not required at this time, if it is determined that landscaping is necessary for visual screening purposes, a conceptual landscape plan may be required. Information on the landscape requirements can be found at the following link: <a href="http://www.sdcounty.ca.gov/pds/Landscape-Ordinance_Design_Review_Manual.html">http://www.sdcounty.ca.gov/pds/Landscape-Ordinance_Design_Review_Manual.html</a> .		8/7/2014, 10/8/2014	
11 - 1	CEQA	The following technical studies will be required for CEQA analysis of this project.		8/7/2014, 10/8/2014	
12 - 1	Air Quality/ GHG	An Air Quality/GHG Study will be required for this project. Please see Attachment E of the Major Pre-Application Letter dated August 7, 2014 for more information on the requirements for the Air Quality/GHG Study.		8/7/2014, 10/8/2014	
13 - 1	Biological Resources	A Biological Resources Report will be required for this project. Please see Attachment F of the Major Pre-Application Letter dated August 7, 2014 for more information on the requirements for the Biological Resources Report.		8/7/2014, 10/8/2014	
14 - 1	Cultural Resources	An Archaeological Report will be required for this project. Please see Attachment G of the Major Pre-Application Letter dated August 7, 2014 for more information on the requirements for the Archaeological Report.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
15 - 1	Fire	A Fire Protection Plan will be required for this project. Please see Attachment J of the Major Pre-Application Letter dated August 7, 2014 for a copy of the County Fire Authority comments and additional information on the requirements for the Fire Protection Plan.		8/7/2014, 10/8/2014	
16 - 1	Groundwater Resources	The project is relying upon imported groundwater resources to meet its water demand. Pursuant to CEQA, impacts to groundwater resources from using these offsite sources must be evaluated now as part of this project. The maximum amount of offsite imported groundwater must be quantified and impacts from imported groundwater sources must be evaluated as part of this project. It is recommended that the project include a backup source of imported water should local imported groundwater supplies not be available for use for this project.		8/7/2014, 10/8/2014	
16 - 2	Groundwater Resources	For Jacumba Community Services District, Pine Valley Mutual Water Company, and any other groundwater-dependent source, impacts to groundwater resources from using these sources must be evaluated now. A groundwater evaluation must include evaluating short-term and long-term cumulative groundwater impacts through the use of a water balance analysis, potential well yield available, potential offsite well interference, and analysis of potential impacts to groundwater dependent vegetation (if present near the well(s) to be pumped). The evaluation of impacts should be completed using the County's approved Guidelines for Determining Significance and Report Format and Content Requirements which can be found on the World Wide Web at <a href="http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Guidelines.pdf">http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Guidelines.pdf</a> ( <a href="http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Report-Format.pdf">Report Formats</a> ). Below is a list of items which must be analyzed in the investigation as described in detail in the Guidelines for Determining Significance and Report Format Guidelines and Content Requirements for Groundwater Resources.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
16 - 3	Groundwater Resources	<p>1. Water Balance Analysis: Groundwater recharge must be evaluated in two separate analyses for the each offsite area and the basin in which it is located. The tributary watershed to be included in the analysis should be presented in advance for DPLU review. The computer program RECHARG2 or similar and acceptable methodology must be used to calculate groundwater recharge. Estimates of groundwater storage capacity must be estimated for each hydrogeologic unit at the project site and within the project's watershed. Evaluate the long-term groundwater availability for the project's basin which takes into consideration groundwater recharge, estimated groundwater in storage, and groundwater demand under each of the following scenarios:</p> <ul style="list-style-type: none"> <li>(1) Existing groundwater demand within the basin.</li> <li>(2) Existing groundwater demand plus the Jacumba Solar Project.</li> <li>(3) Existing groundwater demand plus the Soitec project water demand and the water demand of all other reasonably foreseeable projects.</li> </ul>		8/7/2014, 10/8/2014	
16 - 4	Groundwater Resources	<p>2. Well Interference Analysis: Well interference analysis must be performed for each well to be utilized as part of the project. Prior to performing the evaluation of well interference, it is strongly recommended that a meeting be setup between the applicant's hydrogeologist and the County Groundwater Geologist.</p>		8/7/2014, 10/8/2014	
16 - 5	Groundwater Resources	<p>3. Groundwater Report: The report should follow the items outlined in the County Report Formats. The report shall include impacts analysis for 50% Reduction in Storage, long-term well yield, potential offsite well interference, and potential impacts to groundwater dependent vegetation.</p>		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
16 - 6	Groundwater Resources	A Groundwater Monitoring and Mitigation Plan (GMMP) will be required for each site in which groundwater is proposed for use. Please prepare a proposal for the GMMP of the wells to be utilized at each site, the amount of maximum water to be utilized (both short-term and long-term), and the monitoring well network that is proposed to be associated with each well to be utilized. Please also include what monitoring wells will be utilized in which water level thresholds will be established. Include a plan of how the water level thresholds will be determined based on the closest groundwater users near each well to be utilized. This proposal will be reviewed by County staff for its adequacy and additional monitoring wells if needed will be requested.		8/7/2014, 10/8/2014,	
17 - 1	Hazards	A Phase I Environmental Site Assessment (ESA) will be required for this project. Please see Attachment I of the Major Pre-Application Letter dated August 7, 2014 for more information on the requirements for the Phase I Environmental Site Assessment (ESA).		8/7/2014, 10/8/2014	
18 - 1	Geologic Resources	A Geologic Reconnaissance Report will not be required for this project but all structures should be designed to withstand any potential liquefaction.		8/7/2014	8/7/2014
19 - 1	Noise	A Noise Study will be required for this project. Please see Attachment K of the Major Pre-Application Letter dated August 7, 2014 for more information on the requirements for the Noise Study.		8/7/2014, 10/8/2014	
20 - 1	Visual Resources	A Visual Resources Report will be required for this project. Please see Attachment D of the Major Pre-Application Letter dated August 7, 2014 for more information on the requirements for the Visual Resources Report.		8/7/2014, 10/8/2014	
<b>Planning &amp; Development Services (PDS) Land Development Comments</b>					
1 - 1	General	Have your project reviewed and commented on by Rural Fire Protection District and CALTRANS. Project's conditions may be revised upon further review and input from all the agencies.		8/7/2014, 10/8/2014	
2 - 2	Access	Please provide a complete Title Report with color-coded easement plot to show the project has legal access to Old Highway 80, via an unnamed private easement road.		8/7/2014, 10/8/2014	
3 - 1	Plot Plan	Show lines of inundation to the limits of the 100-year flood along watercourses which flow through the property, labeled "Subject To Inundation By The 100-Year Flood" on the Plan if the drainage basins greater than 100 acres.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
3 - 2	Plot Plan	Show any existing driveways, access along both sides of Old Highway 80 within 200 feet radius of the project.		8/7/2014, 10/8/2014	
3 - 3	Plot Plan	Show a vicinity sketch or other data adequately indicating the site location. Vicinity map shall show distance to nearest street intersection, page and section of Thomas Brothers.		8/7/2014, 10/8/2014	
4 - 1	Prelim. Grading Plan	Show a North Arrow and scale on all sheets		8/7/2014, 10/8/2014	
4 - 2	Prelim. Grading Plan	Show a vicinity sketch or other data adequately indicating the site location. Vicinity map shall show distance to nearest street intersection, page and section of Thomas Brothers.		8/7/2014, 10/8/2014	
4 - 3	Prelim. Grading Plan	List the name of the applicant/owner, address, and telephone number.		8/7/2014, 10/8/2014	
4 - 4	Prelim. Grading Plan	List the engineer's name, address, and telephone number.		8/7/2014, 10/8/2014	
4 - 5	Prelim. Grading Plan	All sheet: Remove Private Contract box.		8/7/2014, 10/8/2014	
4 - 6	Prelim. Grading Plan	Legend: Include all plan symbols used, proposed slope ratios, not greater than $1\frac{1}{2} : 1$ on cuts and $2 : 1$ on fills.		8/7/2014, 10/8/2014	
4 - 7	Prelim. Grading Plan	PRELIMINARY GRADING PLAN NOTE: "This plan is provided to allow for full and adequate discretionary review of a proposed development project. The property owner acknowledges that acceptance or approval of this plan does not constitute an approval to perform any grading shown hereon, and agrees to obtain a valid grading permit before commencing such activity."		8/7/2014, 10/8/2014	
4 - 8	Prelim. Grading Plan	Show proposed slope ratios, not greater than $1\frac{1}{2} : 1$ on cuts and $2 : 1$ on fills.		8/7/2014, 10/8/2014	
4 - 9	Prelim. Grading Plan	Show any existing and proposed culverts.		8/7/2014, 10/8/2014	
4 - 10	Prelim. Grading Plan	Show lines of inundation to the limits of the 100-year flood along watercourses which flow through the property, labeled "Subject To Inundation By The 100-Year Flood" on the Plan if the drainage basins greater than 100 acres.		8/7/2014, 10/8/2014	
4 - 11	Prelim. Grading Plan	Show any existing driveways, access along both sides of Old Highway 80 within 200 feet radius of the project.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 1	Stormwater Management Plan (SWMP)	<p>Per San Diego Region Water Quality Control Board requirements, the County has adopted an updated Standard Urban Stormwater Mitigation Plan (SUSMP) and Stormwater Management Plan (SWMP) and they are in effect as of March 25, 2010. The proposed project is subject to these criteria. Please submit a SWMP for the project.</p> <p><a href="http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html">http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.pdf/susmp.appendix_b.pdf</a></p> <p>The SWMP is a living document to be updated to reflect any changes during the project final plan review and construction throughout the life of the project in perpetuity.</p>		8/7/2014	10/8/2014
5 - 2	SWMP	<p>Page 5, 6 &amp; 7: Complete table I, II &amp; III. If no BMP is selected, an explanation must be provided.</p>		10/8/2014	
6 - 1	CEQA Drainage Study	<p>Based on the amount of impervious surfaces that are being created, the project is required to prepare and submit a CEQA Drainage Study in compliance with the documents shown below.</p> <p>Hydrology Manual:  <a href="http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html">http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html</a></p> <p>Drainage Design Manual:  <a href="http://www.sdcounty.ca.gov/dpw/floodcontrol/drainage.html">http://www.sdcounty.ca.gov/dpw/floodcontrol/drainage.html</a></p> <p>A CEQA Drainage study will be required to analyze on and off site drainage basin which impact the project and mitigate runoff generated by the increase in impervious area within the site.</p>		8/7/2014, 10/8/2014	
6 - 2	CEQA Drainage Study	<p>For CEQA Drainage study format, please visit a San Diego County Hydrology Manual, Section 1.6, page 1-21  <a href="http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html">http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html</a></p> <p>In addition, the study shall include the following but not limited to:</p>		8/7/2014, 10/8/2014	
6 - 3	CEQA Drainage Study	Provide DECLARATION OF RESPONSIBLE CHARGE – See San Diego County Hydrology Manual, Figure 1-9.		8/7/2014,	
6 - 4	CEQA Drainage Study	The final CEQA Drainage report shall be signed, stamped and dated by the responsible Registered Civil Engineer.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
6 - 5	CEQA Drainage Study	In the narrative of the report please provide a summary table of <b>pre- and post- development C, Tc, I, A, and Q<sub>100</sub></b> for each area (or point) where drainage discharges from the project. Peak runoff rates (cfs), velocities (fps) and identification of all erosive velocities (at all points of discharge) calculations for pre-development and post-development. The comparisons should be made about the same discharge points for each drainage basin affecting the site and adjacent properties.		8/7/2014, 10/8/2014	
6 - 6	CEQA Drainage Study	Summary/Conclusion: Please discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Provide reasons and mitigations proposed.		8/7/2014, 10/8/2014	
6 - 7	CEQA Drainage Study	Discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Provide reasons and mitigations proposed.		8/7/2014, 10/8/2014	
6 - 8	CEQA Drainage Study	Discuss whether or not the proposed project would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? Provide reasons and mitigations proposed.		8/7/2014, 10/8/2014	
6 - 9	CEQA Drainage Study	Discuss whether or not the proposed project would place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps? Provide reasons and mitigations proposed.		8/7/2014, 10/8/2014	
6 - 10	CEQA Drainage Study	Discuss whether or not place within a 100-year flood hazard area structures which would impede or redirect flood flows?		8/7/2014, 10/8/2014	
6 - 11	CEQA Drainage Study	Provide existing and proposed Hydrology Maps for each phase. The maps shall show existing and proposed culverts, discharge point with A & Q, flow path direction for each drainage basin. Show lines of inundation of the 100-year flood for a drainage basins over 100 acres.		8/7/2014, 10/8/2014	
6 - 12	CEQA Drainage Study	Provide Hydrologic Soil Group Map		8/7/2014, 10/8/2014	
6 - 13	CEQA Drainage Study	Provide Rainfall Isopluvials for 100 Year Rainfall Event - 6 Hours and 24 Hours Maps.		8/7/2014, 10/8/2014	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 13	CEQA Drainage Study	Provide Intensity-Duration Design Chart-Figure 3-1		8/7/2014, 10/8/2014	
6 - 14	CEQA Drainage Study	Provide runoff coefficients for urban areas-Table 3-1.		8/7/2014, 10/8/2014	
7 - 1	Sight Distance	Sight distance certification will be required at first intersection(s) with County maintained road per Section 6.1E of the County Public Road Standards prior to recommendation for approval. Additional information can be obtained in the following link: <a href="http://www.sdcounty.ca.gov/dpw/docs/PublicRoadStandards.pdf">http://www.sdcounty.ca.gov/dpw/docs/PublicRoadStandards.pdf</a>		8/7/2014, 10/8/2014	
<b>Department of Environmental Health (DEH) Comments</b>					
1 - 1	DEH	The Department of Environmental Health has reviewed the proposed Major Pre-application for the creation of a solar power generation facility. The project was submitted to DEH on 7/1/14. DEH has no objections to the proposed project, with the following conditions:		8/7/2014	8/7/2014
1 - 2	DEH	• Any reportable quantities of hazardous materials to be stored on-site must be detailed on the project submittal.		8/7/2014	8/7/2014
1 - 3	DEH	• No wastewater generation was proposed for the project.		8/7/2014	8/7/2014

**ATTACHMENT B**  
**ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS**

The attached estimate of discretionary processing time and costs is an estimate of the deposits required to process the application through hearing/decision. Several assumptions were required to supply the cost estimate and schedule at this time in the process. If the assumptions listed on the bottom of the attached estimate prove to be incorrect, your cost estimate will be adjusted. Deposits will be requested in installments as funds are needed to continue processing. Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6 states:

*The Director of Planning & Development Services may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit and all actual processing costs that may not have been included in the estimate.*

**Payment of Fish and Wildlife Fees**

The initial review of your project indicates that there will be an effect on native biological resources. Therefore, State law requires the payment of a fee to the California Department of Fish and Wildlife for their review of the project environmental document (Fish and Wildlife Code §711.4). If this fee is needed, it will be requested and collected at a later time during the process. Payment of the fee is required regardless of whether or not we consider the effect on native biological resources to be significant or clearly mitigated. The Project Manager will remind you to pay this fee immediately prior to public review of the project environmental document.

## ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: Jacumba Solar Major Use Permit  
 Project Number: PDS2014-MUP-14-041  
 Staff Completing Schedule: Ashley Gungle  
 Decision-Making Body: Planning Commission  
 Date Schedule Produced/Revised: 10/6/2014

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
<b>APPLICATION SUBMITTAL</b>			
<b>DETERMINATION THAT AN EIR IS REQUIRED</b>			
PDS reviews project application "completeness", completes planning and environmental scoping	30	8/26/2014	8/26/2014
<b>Applicant submits documents for Public Review of Notice of Preparation (NOP)</b>	7	8/26/2014	8/26/2014
PDS completes advertises and distributes NOP	10	9/11/2014	9/11/2014
PDS completes Scoping Letter	30	10/8/2014	10/8/2014
Public review of NOP	30	10/13/2014	
PDS receives and distributes public comments on NOP to Applicant	3	10/16/2014	
PDS meets with applicant to discuss EIR scope, cost estimate and schedule	10	10/27/2014	
<b>Applicant submits 1st Draft EIR, technical studies and Planning Documentation</b>	14	10/30/2014	
PDS reviews 1st Draft EIR	45	12/15/2014	
Meeting with applicant	7	12/22/2014	
<b>Applicant submits 2nd Draft EIR, technical studies and Planning Documentation*</b>	35	1/26/2015	
PDS reviews 2nd Draft EIR*	30	2/25/2015	
Meeting with applicant	7	3/4/2015	
<b>Applicant produces copies of documents, submits DEIR and copies of documents</b>	10	3/14/2015	
PDS completes distribution paperwork, advertises and distributes Draft EIR	14	3/30/2015	
Public Review of Draft EIR	45	5/14/2015	
PDS transmits Public Comments to Applicant	3	5/18/2015	
PDS holds meeting with applicant to discuss approach to address public comments, discuss project schedule	10	5/28/2015	
<b>Applicant submits 1st Draft Responses to Public Comment (RTC) and EIR Errata</b>	30	6/29/2015	
PDS reviews 1st Draft Responses to Public Comments and EIR Errata	25	7/24/2015	
<b>Applicant submits 2nd Draft RTC &amp; EIR Errata*</b>	21	8/14/2015	
PDS reviews 2nd draft RTC & EIR Errata, meets with applicant / consultant to finalize responses for I-119 review	20	9/3/2015	
<b>Applicant submits Draft RTC &amp; EIR Errata for I-119 review &amp; 1st draft EIR Findings for staff review</b>	5	9/8/2015	
Board Policy I-119 Review of Responses to Comments and DEIR	40	10/19/2015	
Holds meeting with applicant/consultant*	7	10/26/2015	
<b>Applicant submits revised RTC, EIR Errata, and EIR Findings, meets with PDS to review changes</b>	14	11/9/2015	
PDS reviews RTC, EIR Errata & Findings	45	12/24/2015	
Finalize RTC, EIR Errata, and Findings. Holds meeting with applicant/consultant*	10	1/4/2016	
<b>Applicant makes final revisions, produces copies of FEIR, CEAQA Findings and RTCS and pays Fish and Wildlife Fees</b>	7	1/11/2016	
PDS makes staff recommendation on the project & finalizes project documentation			
Planning Commission Hearing			
		Spring 2016	

COST ESTIMATE SUMMARY		
Total Discretionary Cost Estimate	\$168,590	
Deposits Paid to Date	\$25,348	
Account Balance	\$13,472	
Estimated County Costs Remaining	\$143,242	
Fish & Wildlife Fees/ County Clerk Fee	\$3,080	
% Expended of Total Cost Estimate	7.04%	

PROJECT SCHEDULE ASSUMPTIONS	Cost Estimate Assumptions
Project description remains consistent throughout process	Estimate is based on relative cost of projects of similar complexity
Applicant will submit information in accordance with schedule	Estimate does not include applicant's consultant/engineering costs
All issues will be resolved concurrently.	Does not include County costs for post discretionary review (e.g. final map)
Bolded tasks are under the control of applicant/consultant.	Costs assume project schedule assumptions are maintained
* Task can be eliminated if earlier draft documents are adequate.	Costs will be paid at installments throughout the process
Hearing date is subject to decision making body availability and schedule	If project is over budget, cost estimate will be revised
The project will not be continued by decision maker or appealed	The State of CA adjusts Fish and Wildlife Fees annually for inflation
Assumes public review comments are not exceptionally numerous or complex	Project will be processed with an Environmental Impact Report
Assumes deposit account balance remains positive. County work may not proceed without adequate funds.	Cost estimate does not include additional deposits for Trials Review or DEH that may be required

**ATTACHMENT C  
MEMORANDUMS OF UNDERSTANDING**

**CONSULTANT LIST & MEMORANDUM OF UNDERSTANDING (MOU)**

The County of San Diego's CEQA guidelines require that environmental technical studies be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego Planning & Development Services website at: <http://www.sdcounty.ca.gov/PDS/docs/CONSULTANT.xls> and that technical studies be prepared using the Guidelines for Determining Significance and Report Format & Content Requirements for applicable subject areas. The Guidelines and Report Format & Content Requirements can be found on the Department's website at <http://www.co.san-diego.ca.us/PDS/procguid.html#guide> (listed in alphabetical order).

Technical studies for the following subject areas are required to continue processing your project. For these subjects, a Memorandum(s) of Understanding (MOU) must be completed and signed by the applicable consultant and the applicant. The MOU outlines the roles and responsibilities for all parties in the preparation of technical studies and is intended to contribute to improved environmental document quality.

The MOU can be found on the Department's website at:

<http://www.sdcounty.ca.gov/luegdocs/Templates/Boilerplate%20Templates/MOU.doc>.

Signed MOU's must be submitted for the following subject areas:

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Air Quality</li><li>• Archaeological Resources</li><li>• Biological Resources</li><li>• Groundwater</li></ul> | <ul style="list-style-type: none"><li>• EIR Preparer</li><li>• Fire Protection Planning</li><li>• Noise</li><li>• Visual Analysis</li></ul> |
|---|---|

Applicants are responsible for selecting and direct contracting with specific consultants from the County's approved consultant list to prepare the required technical studies. The responsibilities of all parties involved in the preparation of environmental documents for the County (i.e. applicant, individual CEQA consultants/sub-consultants, consulting/sub-consultant firms, and County) are clearly established in the MOU.

**ATTACHMENT D**  
**DRAFT PROJECT CONDITIONS – LAND DEVELOPMENT**

**THE FOLLOWING PRELIMINARY COMMENTS ARE BASED ON AN OFFICE REVIEW BY LD STAFF FOR MUP RECEIVED August 26, 2014 AND MAY BE REVISED UPON FURTHER REVIEW AND INPUT FROM OTHER AGENCIES.**

**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**GRADING PERMIT:** (*Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits*).

**1. ROADS#1–TRAFFIC CONTROL PLAN**

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

**2. ROADS#2–HAUL ROUTE PLAN**

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and off-site County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route

identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.

- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

**BUILDING PERMIT:** (*Prior to approval of any building plan and the issuance of any building permit*).

### 3. ROADS#3—GEN-TIE LINE GRADING

**INTENT:** In order to allow the placement of the proposed generation tie line within private properties and in accordance with the County of San Diego Grading Ordinance, a grading permit shall be obtained. **DESCRIPTION OF REQUIREMENT:** The undergrounding shall meet or exceed the requirements set forth in the San Diego (SD) County Design Standards and SD Regional Standard Drawings M-15, M-22, and M-23 to the satisfaction of [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the grading permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to [PDS, LDR]. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the off-site grading permit for gen-tie shall be obtained. **MONITORING:** [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

### 4. ROADS#4—PRIVATE ROAD IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the San Diego County Standards for Private Roads, section 3.1.C, the existing onsite private road easement shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. The existing onsite private easement road, from the proposed driveway to Old Highway 80, shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County Private Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). All distressed sections shall be replaced. The improvement and design standards of Section 3.1(C) of the San Diego

County Standards for Private Roads for one hundred (100) or less trips shall apply.

- b. The project driveway, which shall be designed and constructed per standard drawing G14A or DS7 to the satisfaction of the Director of Planning & Development Services (PDS).
- c. All plans and improvements shall be completed pursuant to the County of San Diego Standards for Private Roads and the Land Development Improvement Plan Checking Manual.

**DOCUMENTATION:** The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve the existing onsite private road easement.
- e. Pay all applicable inspection fees with [DPW, PDC].
- f. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Rural Fire Protection District and [PDS, LDR].

**TIMING:** Prior to approval of any building plan and the issuance of any building permit, the private road and driveway improvements shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards.

**OCCUPANCY:** (*Prior to any occupancy, final grading release, or use of the premises in reliance of this permit*).

## 5. ROADS#5—SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions along **Old Highway 80** from the existing onsite private road in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_ as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

**ONGOING:** (*The following conditions shall apply during the term of this permit*).

## 6. ROADS#6—SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along *Old Highway 80* from the existing onsite private road openings for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID)

Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#), unless exempt from permit requirement pursuant to Section 87.202.

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit is required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

If you have any questions regarding these conditions, please contact Susan Hoang at 858-505-6327.